

Hamilton County Board of Zoning Appeals - South District

March 16, 2004

Mr. Crow called the official meeting of the Hamilton County Board of Zoning Appeals - South District to order at 8:34 p.m.

Members Present: Lee Anne Burrow, Bill Cooper, Chuck Crow, Jim Galloway, and David Musselman.
Also present: Randy Leerkamp, Legal Counsel; and Linda Burdett, Secretary.

Mr. Crow welcomed Bill Cooper to the South BZA board.

Declaration of Quorum: Mr. Crow declared a quorum with five out of five members present.

Guests: See guest sheet.

Communications/Reports: None to present.

Approval of Minutes: Mr. Crow asked for approval of the minutes for the January 20, 2004 meeting.

Mrs. Burrow **made a motion** to approve the minutes.

Mr. Galloway seconded.

With no comments or corrections...Mr. Crow called for the vote. **4 yes votes...0 no votes...1 abstention.** Mr. Cooper was not a member of the board in January.

Old Business: Mr. Crow identified **SBZA-RV-0001-01-2004** a variance request tabled at the January meeting concerning the division of a 14.4 acre parcel of land.

Paul Woodward, of 9311 East 221st Street, Cicero, stated his name and address for the record. We came before the board in January to request to sell the house and 2 acres from the 14 acres to our daughter and her friend. The map that was presented that night was made up incorrectly. There would be approximately 240 ft. on the west side and approximately 310 ft. on the east side and approximately 300 ft. of road frontage. We want to sell the house and two acres to her at this time and then in five or ten years we want to sell her the rest of it.

Mr. Leerkamp advised the board that there was a motion and a second on the floor and you were just in the discussion phase. I think you tabled it to see if they could configure it in a manner that would be easier for the board to deal with. It would not be appropriate to consider any additional evidence tonight.

Mr. Galloway **moved to bring the motion back on the table** for SBZA-RV-0001-01-2004.

Mr. Musselman seconded.

With no further discussion... Mr. Crow called for the vote. **4 yes votes... 0 no votes... 1 abstention.** Mr.

Cooper was not a member of the Board at the time of tabling.

Mrs. Burrow stated that there is no way to determine whether or not the other 12 acres will go to the same person that is going to have the two. When we vote on this we need to vote on the fact that we are pulling two acres and a house out. In January it was a couple of years. Mr. Woodward just stated in five to ten years.

Mr. Musselman stated that he didn't have a problem with it.

Mr. Galloway stated that in re-defining the lines we are not now creating three lots as we were when the line went all the way through.

Mr. Crow stated that he felt that they were stepping around the zoning. I think if we do this we will have a lot of requests for small parcels like that. The hardship is more of a financial hardship and not a hardship with the property itself because of drainage or some way that it should be divided.

After minimal comments... Mr. Crow called for the vote on the motion to approve made in January. **3 yes votes... 1 no votes... 1 abstention.** Mr. Cooper was not a member of the board at the time of the hearing.

Director's Report: Nothing to present.

Legal Counsel Report: Nothing to present.

The next BZA meeting will be Tuesday, April 20, 2004.

With nothing else to come before the Board...Mr. Galloway **moved to adjourn.**

Mr. Musselman seconded.

Mr. Crow called for the vote. **5 yes votes... 0 no votes.** Meeting adjourned at 8:46 p.m.

Chuck Crow, Chairman

Date

Linda Burdett, Secretary

Date